028.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,031,900	/	1,031,900
USE VALUE:	1,031,900	/	1,031,900
ASSESSED:	1,031,900	/	1,031,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOBIN ROGER L--ETAL
Owner 2:	PAYNE BARBARA A
Owner 3:	
Street 1:	29 OXFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .329 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Aluminum Exterior and 2630 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14340.000	346,400	5,300	680,200	1,031,900
Total Card	0.329	346,400	5,300	680,200	1,031,900
Total Parcel	0.329	346,400	5,300	680,200	1,031,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.35 | /Parcel: 392.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 028.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,400	5300	14,340.	680,200	1,031,900		Year end	12/23/2021
2021	101	FV	335,800	5300	14,340.	680,200	1,021,300		Year End Roll	12/10/2020
2020	101	FV	335,800	5300	14,340.	680,200	1,021,300	1,021,300	Year End Roll	12/18/2019
2019	101	FV	261,000	5300	14,340.	722,700	989,000	989,000	Year End Roll	1/3/2019
2018	101	FV	261,000	5300	14,340.	527,100	793,400	793,400	Year End Roll	12/20/2017
2017	101	FV	261,000	5300	14,340.	459,100	725,400	725,400	Year End Roll	1/3/2017
2016	101	FV	261,000	5300	14,340.	391,100	657,400	657,400	Year End	1/4/2016
2015	101	FV	254,500	5300	14,340.	382,600	642,400	642,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1004-79		10/1/1985		205,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2018	1311	Solar Pa	29,166					
11/28/2006	1035	Manual	20,000			G8	GR FY08	repair 3 season po
5/26/1992	201		35,000					16X3 KIT/ADD 6X9 A

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	Meas/Inspect	KB	Kevin B
1/14/2009	Meas/Inspect	189	PATRIOT
3/15/2000	Inspected	264	PATRIOT
2/16/2000	Measured	264	PATRIOT
8/9/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14340		Sq. Ft.	Site		0	80.	0.59	1									680,163						680,200	

Patriot Properties Inc.

User Acct 19526
GIS Ref
GIS Ref
Insp Date 10/14/17
!2359!

PRINT

Date	Time
12/29/21	21:23:35

LAST REV

Date	Time
11/27/18	08:34:23
danam	

USER DEFINED

Prior Id # 1:	19526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.32920	Total SF/SM:	14340	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	680,163	Spl Credit		Total:	680,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14640689
Const Adj.:	1.01989794
Adj $ / SQ:	151.998
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501993
Depreciation:	155618
Depreciated Total:	346375

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

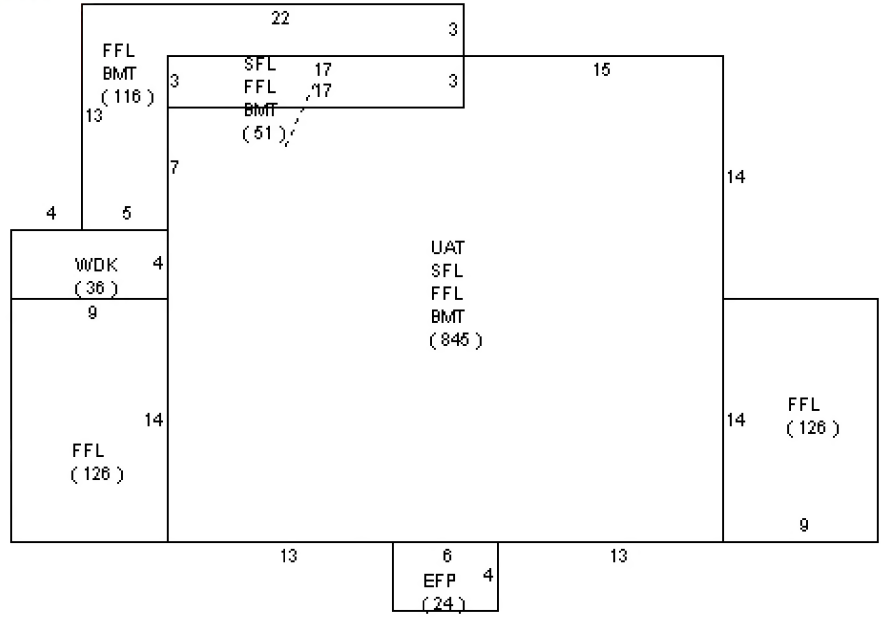
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	152.00
Special Features:	0	Val/Su Net:	101.94
Final Total:	346400	Val/Su SzAd	163.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,264	152.000	192,126
BMT	Basement	1,012	54.490	55,145
SFL	Second Floor	851	152.000	129,381
UAT	Upper Attic	211	106.400	22,477
WDK	Deck	36	16.320	587
EFP	Enclos Porch	24	74.040	1,777

Net Sketched Area:	3,398			Total:	401,493
Size Ad	2115.2	Gross Area	4077	FinArea	2630

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	95				
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1930	20.95	T	40	101			5,300			5,300
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300

IMAGE

AssessPro Patriot Properties, Inc